



SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES
Held virtually via Zoom

FEBRUARY 2, 2021

Commissioners Present: John Amodeo, John Freeman, Catherine Hunt, Fabian D'Souza, David Shepperd

Commissioners Absent: Diana Parcon

Staff Present: Mary Cirbus, Preservation Planner; Gabriela Amore, Preservation Assistant

A full audio recording of the hearing is available on the South End Landmark District Commission website: <https://www.boston.gov/historic-district/south-end-landmark-district>

Press member Lauren Bennett (*The Boston Sun*) announced her presence.

5:35 PM: J. Amodeo called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing.

Following this brief introduction he called the first Design Review application

I. DESIGN REVIEW

APP # 21.0413 SE

TIME: 1:58 - 1:24:45 on Recording

ADDRESS: 34 East Springfield Street

Applicant: Mathieu P. Zahler/ 34 East Springfield LLC

Proposed Work: At the front façade all levels, reconstruct brick façade. At the stoop and entry, construct new entry hood, install new stoop handrail, and install new fire alarm beacon/ bell. At the garden level, install new entry door. At the front façade mansard level, replace wood shingles at dormer with new asphalt shingles. At the rear façade mansard level, remove existing dormer and construct a new wood dormer. At the roof level, install new HVAC equipment and mechanical screening/ railing. *See additional items under Administrative Review.*

Project Representatives: The project representatives were Mathieu Zahler, Brian Lever (Epsilon Associates), Caroline Barry (BHA), Kitty Ryan, and Wendy Rychter (The Narrow Gate).

Documents Presented: The Commissioners reviewed a presentation consisting of photographs, plans, and drawings.

Discussion Topics: The Commission discussed several components of the projects,



including the replacement of the outer brick wythe, the placement of the HVAC and screening at the roof, the design of the dormer, the proposed work at the garden level (planter and planting bed), the door and security gate underneath the stoop

Public Comment: Peter Sanborn offered support for the project but asked that the Commission encourage the applicant to use slate or simulated slate on the side of the two front dormers; that the Commission encourage the applicants to move the downspout to the right towards the party wall; and that the Commission explore returning the garden to a more historic model.

J. Freeman motioned to approve the reconstruction of the front facade with the proviso that staff be included in all details and mockups, and that staff specifically that staff approve a sample of the new brick construction and mortar joints; to approve the expanded dormer in concept but to continue the final design of the dormer and placement of the HVAC units and screening for more information, citing concerns of visibility from areas of East Springfield Street, the Public Alley, and Harrison Avenue; to approve the security grille under the stoop and handrail at entry steps with the proviso that detail drawings of the installations and any subsequent repairs be submitted to staff; to remand details of the garden to staff; to approve the new entry door surround as presented, with the proviso that the lighting be relocated under the hood; and to remand the placement of the fire alarm beacon and bell to staff. The Commission also requested that the downspout be relocated to the right of the building towards the party wall, and that the siding on the front dormers be changed from wood to slate or composite slate shingles. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

APP # 21.0495 SE

TIME: 1:25:00 - 1:50:56 on Recording

ADDRESS: 541 Massachusetts Avenue

Applicant: KJ Capital 541 Mass Ave LLC

Proposed Work: At the front façade parlor level, replace two non-historic stained glass windows with two-over-two windows with transoms. ~~At the front façade second, third, and mansard levels replace six (6) historic two-over-two wood windows~~ (**moved to Administrative Review**). *Continued from 1/5/2021 Public Hearing:* At the rear façade which faces a public street, construct a metal spiral staircase; create two (2) new window openings at the rear ell; replace a door with a glass door. *See additional items under Administrative Review.*

Project Representatives: John Burns and Elida Alba were the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of photographs, drawings, and floor plans.

Discussion Topics: The Commission briefly discussed the proper configuration of the windows at the front facade parlor level, the staircase at the rear of the building which is necessary for egress from the upper floors, the age of the ell and condition of the rear



wall (constructed of cinderblock which suggests that this wall is new construction), and the material of the proposed door at the rear ell.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application as submitted, with the proviso that the windows at the front facade parlor level be full height, segmental-arched-headed windows, and that shop drawings be submitted for the new windows at the front and the rear facades. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

APP # 21.0499 SE

TIME: 1:52:00 - 2:17:50 on Recording

ADDRESS: 23 Upton Street

Continued from the 1/05/2021 SELDC Public Hearing

Applicant: Next Phase Studios

Proposed Work: At the front facade and parlor levels, replace five (5) historic windows. At the front garden/ areaway, replace the garden level entry door.

Project Representatives: Drew Ton-Morrison and Rick Ames were the project representatives.

Documents Presented: The Commissioners reviewed photographs, completed window diagrams, and a window deterioration survey completed by Jeremy Kindall of New England Window Works.

Discussion Topics: The Commissioners discussed the provided additional documentation and the condition of the windows. They also discussed the issue of precedence.

Public Comment: There was no public comment.

C. Hunt motioned to approve the application with the proviso that shop drawings of the replacement curved sash windows and door be submitted to staff for approval, and that this approval is based on current circumstances that prevent the Commission and/ or Staff from completing a site visit due to Covid-19 restrictions. F. D'Souza seconded the motion. The Commission also requested that any salvageable materials be reused or repurposed. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

APP # 21.0504 SE

TIME: 2:18:00 - 2:21:11 on Recording

ADDRESS: 27 Gray Street

Applicant: Architectural Window Corporation

Proposed Work: Reconfigure the front entrance. Relocate existing entry doors at outside entrance of front elevation and install in new frame with transom.



The applicant did not show. There was no public comment.

APP # 21.0549 SE

TIME: 2:21:17 - 2:59:49 on Recording

ADDRESS: 55`1 Columbus Avenue

Applicant: 551 Columbus Avenue Boston MA

Proposed Work: At the front stoop and garden, replace existing non-historic railings and historic fence. At the garden level windows, excavate area for egress and install a cistern. Remove three (3) windows and modify the openings for egress. *See additional items under Administrative Review.*

Project representatives: Chris Prud'homme and Dave Schwartz were the project representatives.

Documents presented: The Commissioners reviewed a presentation consisting of photographs, plans, and drawings.

Discussion topics: The Commissioners discussed the configuration and operation of the basement/ garden level windows, the design of the lightwell (only 16" deep), the material of the sill (match existing or granite), the condition of the garden fence, and the entry steps and handrail design.

Public comment: There was no public comment.

D. Shepherd motioned to remand details of the garden level windows, single window well, and stoop railing to Staff, and to deny the replacement of the garden level fence without prejudice, citing lack of documentation showing that the historic fence is beyond repair. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

APP # 21.0579 SE

TIME: 2:59:57 - 3:05:55 on Recording

ADDRESS: 194-200 Shawmut Avenue

Applicant: Stanhope Garage, Inc.

Proposed Work: Install granite curbing at select planting beds along East Berkeley Street and Shawmut Avenue.

Project representatives: David Gottlieb and Timothy Burke were the project representatives.

Documents presented: The Commissioners reviewed a presentation consisting of photographs and site plans.

Discussion topics: The Commissioners briefly discussed the proposal and noted that any plant material damaged as a result of the work must be replaced or restored.

Public comment: There was no public comment.



C. Hunt motioned to approve the application as submitted and noted that this motion includes the restoration of plant material should become damaged during installation. D. Shepherd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

APP # 21.0555 SE

TIME: 3:05:56 – 3:17:50 on Recording

ADDRESS: 310 - 348 Harrison Avenue

Applicant: Whole Foods Market

Proposed Work: At the rear yard/ loading dock area, construct a one-story addition.

C. Hunt recused herself.

Project representatives: Marc LaCasse was the project representative.

Documents presented: The Commissioners reviewed a presentation consisting of photographs, site plans, and elevation drawings.

Discussion topics: The Commissioner discussed the potential visibility of the new addition from the Landmark District and determined that there was none. They also briefly discussed the use of the green space and confirmed that an existing rail could not be moved.

Public comment: There was no public comment.

J. Freeman motioned to approve the application as submitted. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, FD, DS) (N: None) (Absent: CH, DP).

APP # 21.0569 SE

TIME: 3:18:02 – 3:42:55 on Recording

ADDRESS: 599-627 Columbus Avenue

Applicant: The Schochet Companies

Proposed Work: At the rear, install temporary environmental remediation sheds. Paint existing iron gate at the courtyard bronze.

Project representatives: Albert Rodiger, Stephen Caswell, and Maureen Cavanaugh were the project representatives.

Documents presented: The Commissioners reviewed a presentation consisting of photographs, drawings, and site plans.

Discussion topics: The Commission discussed the length of time for the installations of the sheds (10-15 years) and the proposed bronze color for the iron gate and surrounding metalwork. The Commission determined that the front gate should be black to match the other ornamental rails on the building. They also noted that the existing lettering above the gate could remain black.

Public comment: There was no public comment.



D. Shepperd motioned to approve the application with the proviso that the gate be painted black, and that temporary structures will be removed as soon as possible. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

II. ADMINISTRATIVE REVIEW/ APPROVAL

- APP # 21.0503 SE** **17 Braddock Park:** At the mansard level, replace asphalt shingles with gray scalloped slate shingles, replace and repair the shelf, and replace copper gutter and flashing in kind. At the entry, replace rubber roof and install new flashing; paint wood trim at mansard, cornice, and entry. Paint all window headers and sills to match the color of the underlying brownstone (HC-69).
- APP # 21.0576 SE** **2 Clarendon Square:** At the roof, replace composite slate shingles in kind (moved from Design Review).
- APP # 21.0549 SE** **551 Columbus Avenue:** At the front façade all levels, clean, repair, and repoint façade, chimney, and cornices; repair and repaint brownstone decoration, lintels, and sills to match to color of the underlying brownstone; repair and repaint wood cornices, corbels, and trims; repair and restore front stoop. At the entry, repair and repaint overhang, corbels and trim to match the color of the underlying brownstone; repair and refinish existing front entry door. Replace gutter and downspouts with new copper gutters and downspouts. Replace thirteen (13) non-historic windows and a door with ten (10) two-over-two and three (3) one-over-one aluminum clad new construction windows. Remove security bars at windows. Construct a roof deck and head house/hatch (placement/ visibility to be verified by staff). See *additional items under Design Review*.
- APP # 21.0554 SE** **23 Dartmouth Street:** At the stoop, replace top threshold and top three treads with new cast stone treads tinted to match the color of brownstone; and replace existing deteriorated masonry newel post with new cast stone newel to match the opposite side. Chemically strip existing coating at all existing treads and stringer walls, patch as needed, and install new paint coating (KEIM “Soldalit Sol-Silicate” Exterior Paint). At the stoop railings, install a railing cap (moved from Design Review). Repaint railings. See *additional items under Design Review*.
- APP # 21.0556 SE** **64 East Brookline Street:** At the roof level, replace roof decks (visibility to be verified by staff.)



APP # 21.0413 SE

34 East Springfield Street: At the front façade all levels, clean existing masonry; replace all brownstone lintels and sills with new cast stone lintels and sills matching the color of brownstone; remove twelve (12) non-historic one-over-one and two-over-two windows and install new construction two-over-two, double-hung aluminum-clad windows; replace gutter and downspout in kind; refurbish wood entry doors. At the front façade stoop, reset granite steps (cheek wall to remain). At the front façade garden level, refurbish steel guard rails and handrails. At the roof level, replace asphalt shingles in kind and repair and replace wood trim in kind; repoint chimney. At the rear façade dormer level, rebuild select brick courses; install new roofing; repair steel fire balcony. See additional items under Design Review.

APP # 21.0495 SE

541 Massachusetts Avenue: At the front façade second level, replace two (2) non-historic aluminum windows with two-over-two new construction wood windows. At the front façade second, third, and mansard levels replace six (6) non-historic two-over-two vinyl windows (moved from Design Review). At the front façade garden level, replace two (2) two-light aluminum windows with two-light, new construction wood windows. At the rear façade mansard level, replace two (2) non-historic aluminum windows with two-over-two new construction wood windows. See additional items under Design Review.

APP # 21.0486 SE

543 Massachusetts Avenue: At the second level of the front façade and rear façade which faces a public street, replace four (4) non-historic segmental arched-headed, two-over-two, wood windows with new construction segmental-arched headed, two-over-two, wood windows (moved from Design Review).

APP # 21.0501 SE

123 Pembroke Street: At the front façade all levels, clean, repair, and repoint brick masonry joints, cornices, and chimney as requires; repair and repaint existing brownstone trim, lintels, and sills as required; repair and repaint existing wood cornices, corbels, and trims as required; repair and repaint existing railings at front stoop (black); repair and repaint entry hood, corbels, and trim at entry as requires; repair and restore front entry door and transom; repair and repaint entry door at the garden level; repair and restore existing wood frame windows; repair and restore existing trim at doors and windows; remove existing security bars at windows; replace gutters and downspouts to match existing; repair and restore existing iron fence; construct new light well in front garden to allow for proper egress from bedroom; construct a roof deck with access hatch (visibility to be verified by staff).



- APP # 21.0553 SE** **130 Pembroke Street:** At the front façade third level (below the mansard) replace three (3) non-historic two-over-two wood windows with two-over-two, new construction wood windows (moved from Design Review).
- APP # 21.0580 SE** **322 Shawmut Avenue #2:** At the front façade replace six (6) non-historic vinyl windows with new construction two-over-two, double-hung, wood windows.
- APP # 21.0539 SE** **441 Shawmut Avenue:** At the roof level, replace asphalt shingles with new architectural asphalt shingles, install new flashing, and install new wood boards around eaves/ roof edge to match existing.
- APP # 21.0572 SE** **627 Tremont Street:** At the ground level storefront, replace a non-historic wood and glass door with an aluminum and glass door to match existing in terms of configuration, details, and finish.
- APP # 21.0585 SE** **37 Worcester Street:** At the rear façade mansard level, replace asphalt shingles in kind, install new fascia boards, and install new aluminum gutter.

C. Hunt motioned to approve the Administrative Review items. **F. D’Souza** seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: DP).

III. RATIFICATION OF HEARING/ MEETING MINUTES

12/01/2020 Public Hearing Minutes

1/05/2021 Public Hearing Minutes

F. D’Souza motioned to approve the minutes. **J. Freeman** seconded the motion. The vote was 5-0 (Y: JA, JF, CH, DS, FD) (N: None) (Absent: D. Parcon).

IV. SUBCOMMITTEE PUBLIC MEETING

APP # 20.0743 SE — ~~64 West Rutland Street~~
WITHDRAWN BY STAFF

Previously reviewed at the 3/03/2020 SELDC Public Hearing
Applicant: Embare Studio LLC
Proposed work: Construct a roof deck and modify the rear mansard.

APP # 20.0785 SE

156 Worcester Street

Previously reviewed at the 3/03/2020 SELDC Public Hearing
Applicant: Handyman Pro



Proposed work: Construct a roof deck with spiral staircase.

**APP # 20.0240 SE — ~~7 Columbus Square~~
WITHDRAWN BY STAFF**

Previously reviewed at the 10/6/2020 SELDC Public Hearing

Applicant: Aaron Weinert AIA

Proposed work: Construct a roof deck with hatch access.

The Commissioners asked to postpone reviews until after they could see the mockups in person. There was no vote.

V. STAFF UPDATES

There were no staff updates.

VI. ADJOURNED: 9:45 PM

C. Hunt motioned to adjourn the hearing. J. Freeman seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).